

CITY OF FRISCO

COMMUNITY DEVELOPMENT BLOCK GRANT

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

PROGRAM YEAR 2007

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EXECUTIVE SUMMARY

The City of Frisco receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the third full year of the CDBG program, October 1, 2007 – September 30, 2008.

Some highlights of the PY2007 CAPER include:

Agency (Subrecipient)	Amount Expended in PY2007	Frisco Residents Assisted
Frisco Family Services Center	\$25,636.00	929 persons assisted
Collin County Committee on Aging	\$8,373.97	85 persons assisted
Hope's Door	\$5,000.00	67 persons assisted
Frisco Housing Authority	\$12,250.00	79 persons/40 units assisted
City of Frisco Housing Rehabilitation	\$112,654.96	21 persons/8 units

In addition to the agencies listed above, the Boys and Girls Clubs of Collin County, Inc. is completing the rehabilitation of a facility that will provide recreational and educational services to the children of three smaller facilities. The City of Frisco Down Payment Assistance Program assisted a family in purchasing a home through the payment of \$5,000.00 in down payment and closing costs. The Samaritan Inn, the only homeless shelter in Collin County, provided shelter and services to 14 former residents of Frisco. The Frisco Housing Authority completed installing wireless internet to 40 units of subsidized tax credit apartments. The City of Frisco expended \$46,676.87 in administration and planning funds to administer the CDBG program.

I. Summary of Resources and Distribution of Funds

In PY 2007, the City of Frisco's allocation was \$244,244.00. This was added to the carryover unexpended PY 2005 and PY2006 funds of \$304,956.84. During PY 2007, the City expended \$286,862.26 of these funds. The attached CAPER provides additional detail on how these third year funds were expended. The remaining Funds, \$262,338.58, which were not expended in PY2005, PY2006, or PY2007 will be carried over into PY 2008.

II. GENERAL NARRATIVE

A. Assessment of Consolidated Plan Goals and Objectives

The CDBG programs must address objectives that have been identified in the Consolidated Plan developed through a process that involved citizens' input and opportunity for public comment. The City of Frisco Consolidated Plan Objectives are listed below along with an assessment of the past year's activities.

	Consolidated Plan Objectives	PY2007 Goal	PY2007 Accomplishment
	Housing Objectives		
1.	Preservation of Affordable Housing		
1.a	Owner-Occupied Rehabilitation	8 units	8 units
1.b	Rental Rehabilitation		
2.	Workforce Housing		
2.a.	Acquisition	2 lots	0 lots
2.b	First-Time Homebuyers	1 unit	1 unit
3.	Senior Citizen Housing		
4.	Frisco Housing Authority	40 units	40 units
	Homeless Objectives		
1.	Transitional Homeless Support		
2.	Homeless Prevention	1,411 persons	1,010 persons
	Community Development Objectives		
1.	Community Facilities, Public Improvements	1 unit	0 units
2.	Public Services - Persons		
3.	Infrastructure		
	Non-Homeless Special Needs Objectives		
1.	Elderly Persons	80 persons	85 persons
2.	Disabled Persons		

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the PY 2007 Action Plan and the Consolidated Plan. Please find below a narrative describing the activities, programs, and projects that have contributed to achieving the City's goals and objectives.

HOUSING OBJECTIVES – 24 CFR 91.215(b)

Objective 1: Preservation of existing affordable housing stock

- *owner-occupied rehab programs in target areas; and*
- *in support of preserving existing affordable rental housing*

The city's goal was to assist 8 owner-occupied housing units with rehabilitation assistance and this goal was accomplished. A total of \$120,925.42 was disbursed. This project is ongoing and these funds will remain obligated in PY2008.

Objective 2: Further development of workforce housing opportunities for Frisco's low and moderate income families

In October 2002, in the absence of CDBG funds and seeing the need to help its workforce acquire afford housing in the City; the City of Frisco created the Housing Trust Fund Board which oversees general funds set aside for Workforce Housing projects. This fund is managed and administrated by the Housing Trust Fund Board which has created two down payment assistance programs targeting low-income workforce households as well as moderate-income City and Frisco ISD employee households.

During the PY 2006 Action Plan year, the City of Frisco reserved \$35,000 in CDBG Funds with matching funds from the Housing Trust Fund to help qualified low income families reach homeownership in the City of Frisco. Under this First-time Homebuyer program, low income households who meet the program qualifications are eligible for up to \$10,000 in Down Payment Assistance, with \$5,000 coming from CDBG funds and \$5,000 coming from Housing Trust Funds. In PY 2007, 1 loan for \$5,000 has been granted. It has been difficult to qualify applicants for homes with the low income requirements, median value of a home in Frisco (2006) was \$230,100, and only 5% of homes built before 1980.

Finally, Habitat for Humanity purchased a lot with PY2006 funds in the City of Frisco to construct a home for a low-income Frisco family in PY 2006. The home is presently under construction and will be completed in PY2008. In PY2007, Habitat for Humanity was awarded \$98,759 to purchase two lots to build affordable housing in the City of Frisco. Habitat for Humanity has been unsuccessful in securing lots in due the high cost of lots in Frisco and square footage requirements of 1800 square feet in 95% of the City neighborhoods. These funds will be reallocated in PY2008.

Objective 3: Development of housing opportunities for low-income seniors.

No projects were completed with this objective in PY 2007.

Objective 4: Support for expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

In PY2007, the Frisco Housing Authority, using PY2005 funds of \$12,250.00, completed the installation of wireless internet at a 40-unit Preston Trace Apartments, a tax credit property.

HOMELESS OBJECTIVES

Objective 1: Continue to support existing transitional homeless support services in the community.

Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

During PY2007, three public service projects provided services to the homeless and/or persons on the verge of becoming homelessness:

Agency (Subrecipient)	Amount Expended in PY2007	Frisco Residents Assisted
Frisco Family Services Center	\$25,636.00	929 persons assisted
Hope's Door	\$5,000.00	67 persons assisted
Samaritan Inn	\$3,000.00	14 persons assisted

Frisco Family Services Center -- \$25,636

CDBG funds were used to partially fund the salary of a Bilingual Social Worker working in the BASIC program which provides emergency food, clothing, and rent/utility assistance to prevent homelessness.

Hope's Door -- \$5,000

In this program, CDBG funds were used to pay partial rent and utility costs of the program office that provide Victim Outreach and Community Education services for the citizens of the City of Frisco.

Samaritan Inn -- \$3,000

The Samaritan Inn, the only homeless shelter in Collin County, was awarded CDBG funds to partially fund the salary and benefits of the designated Frisco resident Case Manager.

In addition, The City of Frisco Housing Trust Fund Board allocated \$2,236 in general funds through the Social Service grant to the Samaritan Inn, a homeless shelter, to replace a HVAC system.

Other efforts to provide solutions for the homeless include participating in the Collin County Homeless Coalition, a homeless coalition working to end chronic homelessness in Collin County. This coalition comprised of cities and homeless service providers in Collin County developed *Homeward Bound: A Plan to End Chronic Homelessness in Collin County*, in response to HUD's Continuum of Care Program. In May 2005, the City of Frisco City Council adopted the Homeward Bound Plan by resolution and incorporated this plan as a part of the PY 2005-2009 Consolidated Plan.

On the regional level, City staff member participates as a member of the Independent Review Committee of the Metro Dallas Homeless Alliance. This organization prepares and submits the Continuum of Care grant for the Dallas Metroplex.

COMMUNITY DEVELOPMENT OBJECTIVES

Objective 1: Focus on development of community facilities, public improvements, public services and economic development

- *In target areas*
- *Directly to low and moderate income families*

During PY2007, the Boys and Girls Clubs of Collin County, Inc. was awarded \$60,000.00 to refurbish a large facility to serve as a new home for the Boys and Girls Clubs of Collin County. The facility is leased from the city for 25 years which can be extended for two (2) additional five (5) year terms. The project has expended \$60,000.00 and the project will be completed in PY2008.

Objective 2: Support Public Services to the maximum allowable cap (15%)

A goal of this Consolidated Plan is to maximize the available resources to support and enhance the capacity of the social service network which serves the citizens of Frisco. As a result, the City is committed to committing the maximum allowable amount of the CDBG allocation to fund social service agencies in the community. The following agencies operated public service programs in PY 2007:

Agency (Subrecipient)	Amount Expended in PY2007	Frisco Residents Assisted
Frisco Family Services Center	\$25,636.00	929 persons assisted
Hope's Door	\$5,000.00	67 persons assisted
Samaritan Inn	\$3,000.00	14 persons assisted
Collin County Committee on Aging	\$8,373.97	85 persons assisted

The agencies in the Table list their accomplishments in other objectives. In addition to the \$36,636.00 of PY2007 public service funds expended, an extra \$6,000.00 of PY 2006 funds were reallocated to other CDBG organizations due to CITY House, the shelter for children's relinquishment of their award. Of the \$6,000.00 PY2006 public service funds, \$5,373.97 was expended in PY2007.

Objective 3: Provide for infrastructure improvements in target areas that cannot easily be funded with other funding sources.

No projects were completed with this objective in PY 2007.

NON-HOMELESS SPECIAL NEEDS OBJECTIVES

Objective 1: Connect housing resources for the low-income elderly and disabled.

While different resources such as LIHTC and Section 202 funding are still available at the federal level, barriers such as the high cost of land in Frisco have limited the ability of both private developers and Frisco Housing Authority from successfully developing a property designed to serve extremely low-income seniors. No projects were undertaken with this objective in PY 2007.

Objective 2: Support, through public service funding, support services and programs for special needs populations.

Collin County Committee on Aging served the special needs population of the elderly by serving 85 senior citizens meals while Hope's Door provided services to 67 domestic violence victims.

B. Affirmatively Furthering Fair Housing

A general analysis of impediments to fair housing was conducted during development of the Consolidated Plan in PY2005.

Affordable housing is one of the major barriers to fair housing. By maintaining and increasing the supply of affordable housing, there should be a greater opportunity for the community to become more diversified. Other impediments to fair housing include limited choices and community support. The City of Frisco seeks support from the community to ensure that all housing is safe, decent, and available to all people.

In PY2007, the City of Frisco used both CDBG programs and Housing Trust Fund resources to directly further fair housing by making funds available to low-moderate income households to rehabilitate or to purchase homes. The Housing Rehabilitation Program (CDBG funded) and the City of Frisco Down Payment Assistance Program (HTF funded) are designed primarily to increase the housing opportunities for low income persons and assist in the promotion of fair housing.

During this program year, the city worked with Inclusive Communities Project (ICP) to increase the amount of affordable housing in Frisco by developing housing tax credit multifamily rental dwelling units for low income persons. ICP will invest \$2,000,000 in the project to provide either grants or low interest loans to developers. This program will continue into PY2008 and future program years.

In support of its efforts to affirmatively further Fair Housing Choice, the Planning Department acts as a resource for fair housing complaints. Over the past year, staff has not received any specific fair housing complaints. The City remains active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

In an effort to inform the public concerning Fair Housing issues, an advertisement concerning Fair Housing and contact information was placed in the local newspaper, *The Frisco Enterprise*, and ran on August 15, 2008; August 22, 2008; and August 28, 2008.

C. Affordable Housing

As the City of Frisco rapidly grows and continues to provide strong amenities such as highly rated schools and recreational facilities. The major barrier to affordable housing has become a limited supply of affordable housing combined with high land and construction costs in the new housing market. Since only 5% of the current housing stock was built before 1980, very few low cost homes are for sale in Frisco. What homes are available at lower prices are typically older and in poor condition and/or sell very quickly.

Development costs also discourage the construction of a sufficient number of lower priced homes. The current housing market, combined with City land use regulations and impact fees for residential development, make new affordable housing difficult. These fees are necessary to help pay for the infrastructure costs of the fast growing city. However, such fees can also contribute to a lack of interest by most developers and builders to construct lower priced housing. Additionally, limited multifamily dwellings are being developed that would be considered affordably priced housing.

As has been previously stated, the city is working with Inclusive Communities Project (ICP) to increase the amount of affordable housing in Frisco by developing housing tax credit multifamily rental dwelling units for low income persons. ICP will invest \$2,000,000 in the project to provide either grants or low interest loans to developers.

The City of Frisco works to promote the acceptance of affordable housing and current housing options in the community and continues efforts to maintain a decent supply of affordable housing through the CDBG program. In this program year, eight (8) homes received assistance through the Housing Rehabilitation program. The City does not have any programs to serve renters at this time. The CDBG home buyer program assisted 1 family in purchasing a home in this program year. The home buyer assistance program offered with Housing Trust Fund resources held five (5) Homebuyer Education Workshops and assisted four (4) families with the purchase of their first home. In addition, the City has developed an incentive program to encourage home owners to invest their personal resources in older historic homes in the Historic Downtown neighborhood. One of the goals of this program is to preserve the existing housing as a source of safe and decent affordable housing.

Addressing worst-case needs

The City passed a multifamily ordinance in PY2007 in which owners of multifamily complexes will be required to register with the City. The City will then inspect the property on an annual basis. This process is an effort in early detection of structure problems. Owners will be required to keep their property up to standard or face fines. One of the subrecipients, Frisco Family Services Center provides financial assistance to clients and may

help relocate a family that is in substandard rental property.

Addressing the needs of persons with disabilities

The City of Frisco municipal center was built in 2006. It is 100% ADA compatible and accessible to the disabled. As far as transportation for the disabled, the Collin County Area Rapid Transit agency provides low cost transportation for the elderly, low income persons, and disabled persons as well as the general population. Program staff for the Housing Rehabilitation program interview disabled applicants in their home. Home repairs and enhancements for the disabled may be completed through the Housing Rehabilitation Program.

D. Continuum of Care

Locally, the City has primarily addressed the needs of the homeless through support of subrecipients such as Frisco Family Services, who provides rental and utility assistance to prevent homelessness; Hope's Door, the domestic violence shelter; and the Samaritan Inn, the only homeless shelter in Collin County. The City Council has adopted the *Plan to End Chronic Homelessness in Collin County* which was a project of the Collin County Homeless Coalition, a regional organization. In collaboration with Metro Homeless Alliance, the Collin County Homeless Coalition promotes agencies that serve the homeless including LifePath and Hope's Door through the annual submission of the Continuum of Care SuperNOFA. On the regional level, City staff participate in the Independent Review Committee of the Metro Dallas Homeless Alliance. This organization prepares and submits the Continuum of Care grant for the Dallas Metroplex area.

E. Other Actions

During the 2007 CDBG program year, the City of Frisco took a number of other actions related to its Consolidated Plan objectives, described in the following text.

Addressing Obstacles to meeting underserved needs -- The City of Frisco recognized the obstacles of meeting underserved needs in the City and decided to create a General Fund Social Service Grant which provides funding to social service agencies serving the underserved. The grant receives \$1 per capita on an annual basis. For instance, one of the agencies funded by the City of Frisco General Fund Social Service Grant is Frisco Children's Clinic which treats sick children one night a week. This agency is only two years old and is developing capacity. It does not have the staff needed for CDBG record-keeping, but provides a valuable service to the community.

In addition, the City of Frisco staff serves on the Technical Advisory Committee and the Financial Stability Committee of the 2008 United Way of Metropolitan Dallas Needs Assessment. This tool will aid the City in identifying populations that are underserved.

Foster and maintain affordable housing – Through the Housing Rehabilitation Program, the city fosters and maintains affordable housing. Another program foster affordable housing is the CDBG Down Payment Assistance Program. In addition, the City offers a Down Payment Assistance program funded with General Funds for employees of the City and employees of the school district. Habitat for Humanity has also purchased a lot to

build an affordable home with PY 2006 CDBG funds. On April 26, 2008, the City identified homes in need of work, but not qualified for the CDBG program, and with the homeowners' permission gave the names of the homeowners to a local church. This church had over 500 members work on houses around the City of Frisco. It was a wonderful collaboration and a win, win for all of the participants including the City of Frisco.

Eliminate barriers to affordable housing –By marketing the Housing Rehabilitation and Down Payment Assistance through such avenues as the utility bill, local newspaper, cable TV, and walking neighborhoods delivering flyers, the city hopes to reach citizens who could benefit from these programs. The efforts cited in the previous paragraph also seek to eliminate barriers to affordable housing.

Institutional Gaps -- In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies and surrounding communities to address public service needs related to housing activities and the underserved. The City participates with Frisco Housing Authority, Frisco Family Services Center, United Way of Metropolitan Dallas, Collin County Services Association and the Collin County Homeless Coalition to maximize resources for the provision of services to the homeless and other at risk low-income households.

Public Housing and Resident Initiatives – In PY2005, the City of Frisco obligated \$34,000 of CDBG funds to support public housing and resident initiatives. The Frisco Housing Authority used \$21,000 of these funds to construct a playground at a new tax credit property, the Preston Trace Apartments. In addition, in PY2007 the remaining funds were used to complete the installation of wireless internet access to all 40 units to provide low-income residents with access to the internet for job training and educational opportunities.

Reducing Lead-based paint Hazards -- The City of Frisco has had no reported incidents of lead contamination related to the use of lead-based paint and its housing stock. This is mostly due to the relatively young age of the housing stock of which only about 1227 units of the current housing stock was built prior to 1978.

All homes built prior to 1978 funded with the City of Frisco Down Payment Assistance program funds are visually inspected for Lead-based paint prior to funding. Also, all CDBG funded housing rehabilitation projects include a lead based paint assessment and/or inspection as required by 24 CFR Part 35. The owner-occupied housing rehabilitation program will continue into the fourth year CDBG.

In order to reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under both the Owner-Occupied Housing Rehabilitation program as well as the City of Frisco Down Payment Assistance Program. The City reduced lead-based paint hazards in two (2) housing rehabilitation projects in PY2007.

Compliance and Monitoring -- The standards and procedures followed by CDBG staff to monitor activities include: (1) a schedule of rehab activities, (2) a schedule of first-time homebuyer activities, and (3) a schedule of administrative activities. These schedules are reviewed by staff monthly and presented to the Housing Trust Fund Board annually. Goals and objectives of the annual Action Plan are reviewed quarterly and steps are taken to try to meet goals and objectives. Some challenges such as the economy are not in the power of the City to remedy. In light of this fact, the City operates in a dynamic external environment. Expenditures are reviewed monthly with the City of Frisco Finance Department staff to insure the timeliness of expenditures. Housing Codes and on-site inspections are performed by the Building Inspections Department as needed according to the activity schedules above. The CDBG program funds a rehabilitation inspector from the Building Inspections Department on an hourly basis as needed.

All subrecipients who receive City of Frisco Community Development Block Grant funds attend a pre-grant training focusing on policies and procedures in relation to activity eligibility, reporting requirements, and performance measures. Each subrecipient signs a contract which specifies the activity that is being funded and the subsequent requirements and remedies.

Quarterly, the subrecipients are required to submit financial and program documentation to the City of Frisco. This is done to ensure the timeliness of expenditures. The documentation which includes: beneficiary data, and invoices with supporting documents, such as pay records, counseling logs and rent and utility receipts is reviewed by the Housing Coordinator. If the invoice is approved by the Housing Coordinator, it is submitted to the Finance Staff person responsible for the Community Development Block Grant compliance.

Technical assistance is given to the subrecipients throughout the program year as needed. In addition, the subrecipients receive a monitoring visit at least once during the funding year to insure that the use of Community Development Block Grant funds is consistent with the contractual commitments made in the subrecipient agreement and with overall Community Development Block Grant program requirements.

Upon completion of their grant, the subrecipients receive another on-site visit from City of Frisco staff to review financial documents, records and contracts, perform onsite inspections, review specific client files, and to discuss with the agency the specific accomplishments achieved as a result of the City of Frisco Community Development Block Grant funding.

Anti-Poverty Strategies -- The City is supporting several agencies actively working on poverty issues. The City Council awarded a City of Frisco General Fund Social Service Grant in PY2007 to the Frisco Education Foundation to provide college scholarships to low/moderate income graduating seniors. Armed with an education, these students have the opportunity to help their families break out of poverty. Another City of Frisco General Fund Social Service Grant award agency, Frisco Family Services Center works with families to educate them concerning budgeting and getting a job. In addition, Frisco

Family Services center has begun this year to give college scholarships to students in low income families. Frisco Housing Authority is working with families to help them to break the cycle of poverty. The Samaritan Inn, a homeless shelter, works with families to help them become self-sufficient.

The City envisions continuing to support programs that expand antipoverty programs for both lower income families as well as to families which may be threatened with poverty through homeless prevention strategies.

F. Leveraging Resources

The City of Frisco is able to provide funding to public service agencies that is used as leverage for obtaining additional funding. In PY 2007, the following funding was leveraged in the awarding of the City of Frisco CDBG funds.

Program	CDBG Funds Awarded	Funds Leveraged	Total Invested in Need
Collin County Committee on Aging	\$8,373.97	\$33,600.00	\$41,973.97
Frisco Family Services	\$25,636.00	\$23,564.00	\$49,200.00
Hope's Door	\$5,000.00	\$171,341.00	\$176,341.00
Samaritan Inn	\$3,000.00	\$15,593.00	\$18,593.00
Boys and Girls Clubs	\$60,000.00	\$700,000.00	\$760,000.00
Down Payment Assistance	\$5,000.00	\$5,000.00	\$10,000.00
FHA	\$12,250.00	\$13,000.00	\$25,250.00

G. Citizen Comments

The City of Frisco continues to follow the Citizen Participation Plan established for all CDBG activities. A notice was published in the local newspaper announcing the availability of the PY2007 CAPER for public examination and citizen comment. The public review period began on November 14, 2008 and ran through December 16, 2008. The CAPER document was available on the City's website and at City Hall. No public comments were received during the public comment period. An advertised Public Hearing was held on December 10, 2008 by the Housing Trust Fund Board. No one provided comments at the Public Hearing.

H. Self-Evaluation

This was the third year that the City of Frisco has administered CDBG funded programs. The following is an evaluation of the projects in the each of the sectors: Public Service Funding; Public Facilities and Public Improvements Funding; and Housing and Real

Property.

PUBLIC SERVICES FUNDING

This program year, PY2007, the City funded four (4) applications for public service funding, and cancelled one (1) PY2006 public service activity. Below is a summary of each of the programs.

Collin County Intervention to Youth (CITY House) -- CITY House operates a variety of programs which target at risk youth including a shelter and counseling program for abused and troubled youth in another city. In PY2006, CITY House had not expended the \$6,000 PY2006 CDBG funding due to difficulty in finding a facility for their services in Frisco. The agency requested that the contract be extended through PY2007. On November 14, 2007, the Housing Trust Fund Board decided to extend the contract through June of 2008. In June of 2008, CITY House relinquished their award and the funds were reallocated to Collin County Committee on Aging, Inc, \$3,000 and Hope's Door, \$3,000. (***IDIS Activity No. 15 -- CANCELLED***)

Collin County Committee on Aging – The Collin County Committee on Aging expended \$8,373.97 PY2007 funds to hire a part-time employee to manage the Friendship Cafe at the Frisco Senior Center and to coordinate the distribution of Frisco Home Delivered Meals to senior citizens in Frisco. In PY2008, the program provided meals to 85 senior citizens. (***IDIS Activity No. 20 – COMPLETED***)

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program improved the availability of a suitable living environment by providing meals to 85 senior citizens by expanding social service support capacity.

Hope's Door -- Hope's Door operates a woman's shelter and counseling program for domestic violence victims. The program was awarded \$5,000 to assist with office rent and utility expense related to the Frisco residents that were served through the crisis hotline or shelter for PY2007. This year the program assisted 67 persons from Frisco and spent \$5,000. (***IDIS Activity No. 22 -- COMPLETED***)

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Homeless Needs Objective 2: Expand the capacity of support services,

counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program improved the availability of a suitable living environment (shelter and services) to 67 domestic violence victims by expanding social service support capacity.

Frisco Family Services Center – In PY2007, Frisco Family Services Center was awarded \$25,636 in funding to assist in the implementation of the BASIC program. Specifically, the agency uses the \$25,636 to pay a bilingual social worker to assist low-income households with emergency rent, utility assistance, food, vouchers for clothing, furniture, household items, and educational opportunities. The goal of this program is to provide short term assistance to families in need, to get them through hard times and prevent them from becoming homeless. This year the program assisted 929 persons and the agency expended their \$25,636 grant award. ***(IDIS Activity No. 21 – COMPLETED)***

Consolidated Plan Goals:

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: Improved the accessibility of a suitable living environment by providing basic needs to 929 low/moderate income residents of the City of Frisco.

Samaritan Inn – The Samaritan Inn is the only homeless shelter in Collin County. In PY2007, the agency used \$3,000 to partially fund the salary and benefits of the designated Frisco resident Case Manager. This program served 14 homeless persons formerly from Frisco. ***(IDIS Activity No. 23 – COMPLETED)***

Consolidated Plan Goals:

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Performance Evaluation:

Objective 1 and Outcome 1: This program improved the availability of a suitable living environment (shelter and services) by providing access to homeless services and shelter to 14 homeless persons formerly residents of Frisco.

PUBLIC FACILITIES AND PUBLIC IMPROVEMENTS FUNDING

For the public service category in PY2007, one (1) PY2005 activity was completed and another one (1) application was funded for public facilities and public improvements and is still under construction. Below is a summary of each of the programs.

Frisco Housing Authority/Preston Trace Apartments -- In the PY2005 Action Plan, the City of Frisco awarded \$34,000 to the Frisco Housing Authority for the purpose of developing a playground and installing wireless internet equipment at the Preston Trace Apartments, a LIHTC property. The playground was installed in the summer of 2006 and in PY2007 the installation of wireless internet access to all 40 units to provide low-income residents with access to the internet for job training and educational opportunities was completed.
(IDIS Activity No. 9 – COMPLETED))

Consolidated Plan Goals:

Housing Objective 1: Preservation of the existing affordable housing stock by preserving existing affordable rental housing.

Housing Objective 4: Support expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Performance Evaluation:

Objective 1 and Outcome 1: Improved the availability of a suitable living environment creating a playground and installing wireless internet access to 40 units of low income housing.

Boys and Girls Clubs of Collin County, Inc -- During PY2007, the Boys and Girls Clubs of Collin County, Inc. was awarded \$60,000.00 to refurbish a large facility to serve as a new home for the Boys and Girls Clubs of Collin County. The facility is leased from the city for 25 years which can be extended for two (2) additional five (5) year terms. The project has expended \$60,000.00 and the project will be completed in PY2008.

(IDIS Activity No. 27- UNDERWAY)

Consolidated Plan Goals:

Community Development Objective 1: --Focus on development of community facilities, public improvements, public services, and economic development directly to low and moderate income families.

Performance Evaluation:

Objective 1 and Outcome 3: --Improve the accessibility for low to moderate income children to receive recreational and educational services by improving the sustainability of a youth center.

HOUSING AND REAL PROPERTY

North Collin County Habitat for Humanity – This agency received \$30,000 of PY2006

funds to acquire a lot in the City of Frisco to build an affordable home for a very-low income Frisco family. The lot was purchased and the construction will be completed in PY2008. The activity can not be completed until the home is constructed and a family moves into the new home. (*IDIS Activity No. 17 -- UNDERWAY*)

Consolidated Plan Goals:

Housing Objective 2: Development of workforce housing opportunities for Frisco's low and moderate income families.

Performance Evaluation:

Objective 2 and Outcome 2: This program will create one decent affordable housing unit for a low/moderate income family in Frisco.

North Collin County Habitat for Humanity – This agency was awarded \$98,759 of PY2007 funds to acquire two lots in the City of Frisco to build affordable homes for two (2) very-low income Frisco families. The funds were not expended by September 30, 2008 and will be reallocated to another activity by the Housing Trust Fund Board and City Council on December 16, 2008. (*IDIS Activity No. 27 -- CANCELLED*)

City of Frisco Down Payment Assistance Program – This program received \$35,000 to provide home buying assistance to first time home buyers who are at or below 80% of median income. It has been difficult to close home loans due to (1) the limited supply of affordable housing, and (2) client incomes are too low and do not meet lender's housing ratios. During PY2007, one (1) loan was closed and \$5,000 was expended. Funds will be carried over to PY2007. (*IDIS Activity No. 18 -- UNDERWAY*)

Consolidated Plan Goals:

Housing Objective 2: Development of workforce housing opportunities for Frisco's low and moderate income families.

Performance Evaluation:

Objective 2 and Outcome 2: This program will provide decent affordable housing for low/moderate income families in Frisco.

Housing Rehabilitation Program – This program was initially funded in PY2005, and has received allocations of funding from PY2006. During PY2007, the city's goal was to assist 8 owner-occupied housing units with rehabilitation assistance and this goal was accomplished. A total of \$120,925.42 was disbursed. This project is ongoing and these funds will remain obligated in PY2008. (*IDIS Activity No. 10 -- UNDERWAY*)

Consolidated Plan Goals:

Housing Objective 1: Preservation of the existing affordable housing stock by rehabilitating existing owner-occupied housing.

Performance Evaluation

Objective 1 and Outcome 3: The housing rehabilitation program created suitable living environments by providing sustainable decent housing for two households.

I. Monitoring

The standards and procedures followed by CDBG staff to monitor activities include: (1) a schedule of rehab activities, (2) a schedule of first-time homebuyer activities, and (3) a schedule of administrative activities. These schedules are reviewed by staff monthly and presented to the Housing Trust Fund Board annually. Goals and objectives of the annual Action Plan are reviewed quarterly and steps are taken to try to meet goals and objectives. Some challenges such as the economy are not in the power of the City to remedy. In light of this fact, the City operates in a dynamic external environment. Expenditures are reviewed monthly with the City of Frisco Finance Department staff to insure the timeliness of expenditures. Housing Codes and on-site inspections are performed by the Building Inspections Department as needed according to the activity schedules above. The CDBG program funds a rehabilitation inspector from the Building Inspections Department on an hourly basis as needed.

All subrecipients who received PY2007 City of Frisco Community Development Block Grant funds attended a pre-grant training on May 7, 2007 focusing on policies and procedures in relation to activity eligibility, reporting requirements, and performance measures. Each subrecipient signed a contract which specified the activity that was funded and the subsequent requirements and remedies.

Quarterly, the subrecipients are required to submit financial and program documentation to the City of Frisco. This is done to ensure the timeliness of expenditures. The documentation which includes: beneficiary data, and invoices with supporting documents, such as pay records, counseling logs and rent and utility receipts is reviewed by the Housing Coordinator. The Housing Coordinator reviewed each invoice and report. Approved invoices were submitted to the Finance Staff person responsible for the Community Development Block Grant compliance.

Technical assistance was given to the subrecipients throughout the program year as needed. In addition, the subrecipients received a monitoring visit which focused on PY2006 funds to insure that the use of Community Development Block Grant funds was consistent with the contractual commitments made in the subrecipient agreement and with overall Community Development Block Grant program requirements.

Upon completion of their grant, the subrecipients will receive another on-site visit from City of Frisco staff to review financial documents, records and contracts, perform onsite inspections, review specific client files, and to discuss with the agency the specific accomplishments achieved as a result of PY2007 City of Frisco Community Development Block Grant funding.

III. CDBG NARRATIVE AND ACCOMPLISHMENTS

A. Assessment of Use of Funds

The activities funded from the CDBG program for PY 2007 corresponded directly to activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Throughout the year, changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan to meet program demands. Funds that were not spent by September 30, 2008 have been carried forward into PY2008. The results are summarized below:

Use of Funds	Budgeted	Actual	Remaining Funds	% Budget Used
Administration	\$48,849.00	\$46,676.87	\$2,172.13	96%
Public Services	\$42,636.00	\$42,009.97	\$626.03	99%
Housing/Real Property	\$457,715.84	\$198,175.42	\$259,540.42	43%
Total	\$549,200.84	\$286,862.26	\$262,338.58	52%

B. Nature and Reasons for Changes in Program Objectives

During this program year, no changes were made to the Community Development Block Grant Program objectives identified in the Consolidated Plan.

C. Assessment of Performance on Consolidated Plan

This section of the PY 2007 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow the adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Frisco has endeavored to implement all planned actions and strategies.

In accordance with the PY 2005-2009 Consolidated Plan, the City of Frisco has:

- Followed an adopted and HUD-approved Citizen Participation Plan;
- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the PY2007 Action Plan.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

In the PY 2005-2009 Consolidated Plan, the City identified the resources that could be pursued during the period covered by the plan. To date, every effort has been engaged to secure all non-housing resources available to the community.

D. Performance Measurement System

In a Federal Register notice published March 7, 2006 all grantees receiving Community Development Block Grant Funds were instructed to amend their Consolidated Plan to include a new system of outcome performance measures for each of their projects. Through City Council Resolution No. 07-07-170R, the City of Frisco amended the Consolidated Plan to include the following outcome measures for the FY 2006-2010 Consolidated Plan.

Objective: *Suitable Living Environment*

Outcome: *Availability/Accessibility*

SL-1.1 *Improve the availability of a suitable living environment by expanding social service support capacity to low and moderate income residents of the City of Frisco.*

Low-moderate income persons will have access to the following services for the purpose of creating a suitable living environment: food, emergency financial assistance, clothing, gasoline vouchers, and educational programs.

SL-1.2 *Improve the accessibility of a suitable living environment by providing support services to low and moderate income seniors.*

Elderly persons will have access to services which may include feeding programs, and transportation for the purpose of enhancement of a suitable living environment.

SL-1.3 *Improve the accessibility of the suitable living environment by providing crisis counseling service to youth and their families.*

At risk youth and their families will have access to crisis counseling services through school and community-based counseling services.

SL-1.4 *Improve the accessibility of a suitable living environment by providing services to minimize the impact of domestic violence*

Abused women and children will have access to services which may include case management, referral, homeless shelter, emergency hotel shelter and counseling for the purpose of enhancement of a suitable living environment.

SL-1.5 *Improve the availability of a suitable living environment by providing access to homeless services and shelters*

Persons will have access to improved or newly developed services through the provision of funds to shelters and homeless service providers for the purpose of providing a suitable living environment.

SL-1.6 *Improve the accessibility of a suitable living environment by providing education, sports and recreation programs, leadership development and other support services to low and moderate income youth in Frisco.*

Youth will have access to services for the purpose of creating a suitable living environment.

SL-1.7 *Improve the accessibility of a suitable living environment by rehabilitating a public facility to be used as a youth center.*

Youth will have access to services for the purpose of creating a suitable living environment.

Objective: *Suitable Living Environment*

Outcome: *Sustainability*

SL-3.1 *Improve the accessibility of a suitable living environment by improving a multi-family residential property.*

Low – moderate income families of a multi-family tax credit property will have increased access to jobs and education through the installation of wireless internet thus leading to the sustaining of a suitable living environment.

Objective: *Decent Housing*

Outcome: *Affordability*

DH-2.1 *Address the need for affordable decent housing by assisting with the acquisition of property to construct housing for low-income Frisco families.*

Affordable housing units will be created for the purpose of creating decent affordable housing for low-moderate income persons.

DH-2.2 *Address the need for affordable decent housing by offering Down Payment Assistance to low income households.*

Households will have access to down payment assistance programs targeting low-income workforce households as well as moderate income households.

Objective: *Decent Housing*

Outcome: *Sustainability*

DH-3.1 *Address the need for sustainable decent housing by assisting with the rehabilitation of properties that are owner-occupied by low-income Frisco Families.*

Households will have access to home repair services for the purpose of providing decent housing.

The following Table shows the Performance Objective/Outcome, Goal, and Accomplishment for the Program Year 2007.

Objective – Outcome	Goal (Table 3A)	Accomplishment
S.L. – 1.	1331	929
S.L. – 2	80	85
S.L. - 3	0	0
S.L. – 4	40	67
S.L. – 5	40	14
S.L. – 6	0	0
S.L. – 7	1	0
S.L. – 3.1	0	40
DH – 2.1	2	0
DH – 2.2	1	1
DH – 3.1	8	8

D. Geographic Distribution

The City of Frisco has targeted two low-income neighborhoods to be the primary focus implementation of the CDBG programs. They are listed below. All CDBG funds which were not provided as a direct benefit to a LMI person, were expended in one of these two neighborhoods:

- *Target Area 6:* The historic downtown area, defined by the Old Town Zoning designation, which includes all of the City's public housing units; and
- *Target Area 7:* Preston Trace area north of the municipal complex to the Preston Manor subdivision.